



HUNT FRAME  
ESTATE AGENTS

## 264 Kings Drive, Eastbourne, BN21 2XD

£485,000



DETACHED CHALET STYLE PROPERTY occupying a GOOD SIZED, LEVEL plot in this requested location. IMPROVED by the current owners and now providing a SPACIOUS SITTING ROOM, SEPARATE DINING ROOM/BEDROOM 4 with a recently refitted MODERN KITCHEN, there is a SPACIOUS MASTER BEDROOM to the ground floor with BATHROOM opposite and TWO FURTHER BEDROOMS to the first floor. Externally the REAR GARDENS are beautifully planted and established with a TERRACE, LAWN and display borders with a GARAGE, DRIVEWAY and OFF ROAD PARKING to the front aspect.

Located on the edge of Hampden Park and close to local amenities and the district hospital. Eastbourne town centre is only a few minutes by car and the main routes out of the town are readily at hand. There are a large number of leisure amenities, golf courses and parks within easy reach and the beach and Sovereign Harbour are a short distance away.





ENTRANCE

Original solid oak, arched entrance door with period detail/furniture, with glazed panel, access into the hallway.

HALLWAY

T-shaped hallway with doors off to both reception rooms, the master bedroom, bathroom and kitchen, storage cupboards, staircase rising to the first floor.

SITTING ROOM

17'11 x 13'11 (5.46m x 4.24m)  
UPVC double glazed windows to the front and side elevations, two radiators.

DINING ROOM/BEDROOM 4

12'7 x 10'3 (3.84m x 3.12m)  
Dual aspect with UPVC double glazed windows to the front and side elevations, radiator, a versatile room which can be used for a number of purposes.

BEDROOM 1

13'7 x 12'11 (4.14m x 3.94m)  
Spacious principal bedroom with double glazed windows to the rear and side elevations with direct views over the gardens and beyond, radiator, plenty of space for free standing furniture/seating, Samsung air-conditioning unit.

KITCHEN

11'4 x 10'6 (3.45m x 3.20m)  
Modern refitted kitchen with a range of white fronted gloss units, both wall mounted and floor standing with granite worktops, AEG electric oven with warming rack beneath, integral fridge/freezer with pantry style doors to the side, integral dishwasher, composite one and a half bowl sink unit with mixer tap and drainer, brick tiled splashbacks, four ring induction Bosch hob with acrylic coloured splashback with extractor fan above, upright contemporary radiator, dual aspect with UPVC double glazed windows to the side and the rear elevations with the latter having lovely views over the garden with a UPVC double glazed door giving access to the same.

BATHROOM

Comprising of a shaped, panelled bath with shower unit, fully tiled walls, low-level WC, wash hand basin, radiator, wall mounted heater, mirror fronted cabinet, recessed ceiling lighting, extractor fan.

LANDING

Staircase rising from the ground floor, landing with storage and shelving. Wooden and glazed doors to bedrooms two and three.

BEDROOM 2

12'2 x 9'10 (3.71m x 3.00m)  
Matching fitted wardrobes, radiator, eaves storage, UPVC double glazed window to the rear elevation with views over the gardens, loft access, doors to the en-suite WC which comprises of a low-level WC with a wall mounted wash hand basin.

BEDROOM 3

16'9 x 6'11 (5.11m x 2.11m)  
Windows to the side elevation, radiator, loft access.

GARDEN

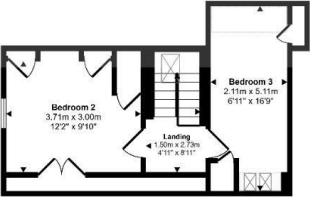
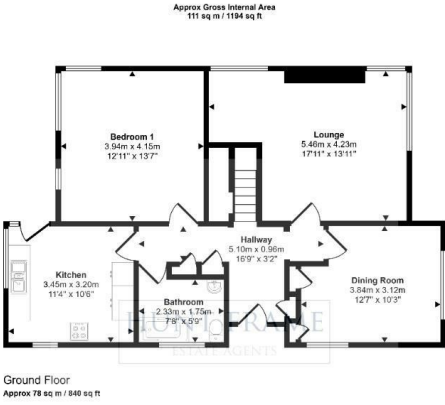
A particular feature of the property which are the lovely, landscaped, level gardens with initially a paved terrace (adjacent to the kitchen) with gated side excess to the garage and driveway. The remainder is laid to level lawn with plentiful shaped borders with numerous flowering trees and shrubs which ensures excellent privacy, there is also water feature and an arch to the rear of the garden with a kitchen garden area (now disused) and a large wooden storage facility.

GARAGE

Detached garage with up and over door to the front, window to the side elevation with a personal door to the gardens, power and light, consumer unit.

DRIVEWAY/PARKING

To the front of the property there is off-road parking for three or four vehicles, the driveway continues to the side of the property with access to the garage and entrance door, outside water supply, hedges screen the front boundary.



Denotes head height below 1.5m  
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 360.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A				(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC

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